

\* SEE LOT 311 AND 389 FOR SETBACK TYPICAL \*

"R-3" ZONING DIMENSIONAL STANDARDS	
Min. Pub. Street Frontage	25'
Min. Front Setback	25'
Min. Int. Sideyard Setback	6'
Min. Rear Setback	20'

## FILING STATEMENT

Filed for registration on 12 day of January, D. 2005 at 2:00 o'clock P.M., and registered in the office of the Register of Deeds, Cabarrus County, North Carolina in Book 48, page 65.

Linda F. McAbee, Register of Deeds

By: [Signature] Assistant/Deputy

On corner lots, the address will be issued at the time the zoning permit is issued. Just indicate the name of the plat and the lot number on the zoning application.

## NOTES:

- \* Deed Reference - Deed Bk. 2873, Pg. 001 Owner: TWLS, Inc. Recorded in Cabarrus County Registry
- \* Map Reference - Boundary Survey of a part of J.C. Penniger, Jr. Dated Dec. 31, 2001 Performed by Marion L. Sandlin, Jr., PLS Concord Eng. & Surveying, Inc.
- \* Map Reference - Boundary Survey of 127.431 Acres for Landex Dated Jan. 10, 1992 Last Revised Feb. 21, 1994 Performed by Joseph W. Hendrick, PLS ESP Associates, P.A.
- \* 1/2" rebar set at all corners unless otherwise noted.
- \* Pin #4599646163
- \* Zoned: R-3
- \* Traverse adjusted by the Compass Rule Method.
- \* Property may be subject to Rights of Way and Easements of record.
- \* A 35' X 35' Sight Triangle is located at all intersections.
- \* Total Acreage = 17.509 Ac.
- \* Total number of lots = 73.
- \* Subject property is not located within a flood hazard area per the following Flood Insurance Rate Maps dated Nov. 2, 1994:
  - \* 37025C0075 D
  - \* 37025C0115 D
  - \* 37025C0110 D
- \* 2361.45 linear feet in Clearwater Drive NW.
- \* 206.22 linear feet in ~~Watercrest Dr NW~~ Watercrest Dr NW.
- \* 156.51 linear feet in Watercrest Dr NW.
- \* City sewer and water available to property.

I hereby certify that the electric distribution system has been designed and installed in an acceptable manner and in accordance with the Subdivision Regulations of the City of Concord in The Pointe at Riverwalk Phase 1 Subdivision.

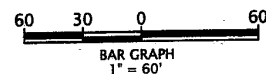
Date 1-6-06  
[Signature]  
 Director of Electric Systems

I hereby certify that all fees for Riverwalk Phase I, Map 9 Subdivision have been paid, or that the fees are not applicable.

Date 1/6/06  
[Signature]  
 Finance Director

## LEGEND

- R/W - RIGHT OF WAY
- STE - SIGHT TRIANGLE EASEMENT
- BOUNDARY LINE
- RIGHT OF WAY
- ADJOINING PROPERTY LINE
- SETBACKS
- STORM DRAIN EASEMENT (Private)
- SANITARY SEWER EASEMENT



Owner: TWLS, Inc.  
 P.O. BOX 1111  
 Concord, NC 28026-1111

LINE	BEARING	DISTANCE
L1	N 79°18'30" W	34.11'
L2	S 79°18'30" E	34.11'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	25.00'	39.27'	35.36'	S 34°18'30" E
C2	180.00'	26.06'	26.03'	S 75°09'41" E
C3	180.00'	45.13'	45.01'	S 63°49'57" E
C4	120.00'	63.86'	63.11'	N 64°03'50" W
C5	25.00'	39.27'	35.36'	S 55°41'30" W

## REVIEW OFFICERS CERTIFICATE

STATE OF NORTH CAROLINA  
 COUNTY OF CABARRUS

I, Jonathan Marshall, Review Officer of Cabarrus County, certify that the map or plat to which this certification is affixed, meets all statutory requirements for recording.

DATE 1/11/06, REVIEW OFFICER Jonathan Marshall by David Whitley

I hereby certify that all streets, storm drainage systems, water and sewer systems and other improvements have been designed and installed, or their installation guaranteed, in an acceptable manner and according to specification and standards of Concord and the State of North Carolina in the Riverwalk Phase I, Map 9 Subdivision.

Date 1/6/06  
[Signature]  
 Director of Engineering

I hereby certify that I am the owner of the property shown and described hereon, which is located in the subdivision jurisdiction of the City of Concord, and that I hereby submit this plan of subdivision with my free consent, establish minimum building setback lines, and dedicate to public use all areas shown on this plat as easements, except those specifically indicated as private, and that I will maintain all such areas until accepted by the City of Concord, and further that I hereby guarantee that I will correct defects or failure of improvements in such areas for a period of one year commencing after a certificate of approval has been executed by the city, or after final acceptance of required improvements, whichever occurs

Date 1-4-06  
[Signature]  
 Owner

## CERTIFICATE OF FINAL PLAT APPROVAL

It is hereby certified that this plat is in compliance with the Subdivision Regulations of the City of Concord, and therefore this plat has been approved by the Concord City Council, or their designated review committee, subject to its being recorded with the Cabarrus County Register of Deeds within 30 days of the date below.

Date 1-9-06  
[Signature]  
 Director of Development Services

Date 1/11/06  
[Signature]  
 City Attorney

I, David R. Garrett, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 3607, page 219, etc.); that the boundaries not surveyed are clearly indicated as drawn from information found in Book N/A, page N/A; that the ratio of precision as calculated is 1:10,000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 29th day of Sept., A.D., 2005.

- I also certify to one or more of the following as indicated:
- ☒ A. That this plat is of a survey that creates a subdivision of land within the area of county or municipality that has an ordinance that regulates parcels of land;
  - ☐ B. That this plat is of a survey that is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land;
  - ☐ C. That this plat is of an existing parcel(s) of land;
  - ☐ D. That this plat is of a survey of another category, such as the recombination of existing parcels, a court-ordered survey or other exception to the definition of subdivision;
  - ☐ E. That the information available to this surveyor is such that I am unable to make a determination to the best of my professional ability as to provisions contained in A through D above.

Date 1-9-06  
[Signature]  
 David R. Garrett, PLS #3668



\*Future Phase\*  
 Riverwalk Subdivision

TWLS, Inc.  
 D.B. 2873, Pg. 001  
 Pin #4599646163  
 Cabarrus Co. Registry

Street Blades:  
 [1] 2830 Watercrest Dr NW at  
 510 Clearwater Dr NW

Street Key #'s  
 Clearwater Dr NW - 2727  
 Watercrest Dr NW - 2641

CONTROL CORNER  
 1/2" REBAR

DEDICATED TO  
 THE CITY OF CONCORD  
 7861.71 sf  
 0.180 AC

\*Future Phase\*  
 Riverwalk Subdivision

TWLS, Inc.  
 D.B. 2873, Pg. 001  
 Pin #4599646163  
 Cabarrus Co. Registry



NORSTAR LAND SURVEYING, INC.  
 192-A N. CHURCH STREET  
 CONCORD, NC 28025  
 PH 704 721 6651  
 FAX 704 721 6653

PREPARED FOR: TWLS, INC.  
**Riverwalk Phase I, Map 9**  
 CABARRUS COUNTY, NC  
 TOWNSHIP NO. 2  
**FINAL PLAT**

DATE  
 SEPT. 29, 2005

SCALE  
 1" = 60'

NLS NO.  
 04088

DRAWN BY  
 S. Kimrey

CHECKED BY  
 D. Garrett

BY	REVISION	DATE

SHEET  
 2 OF 3